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BY HAND DELIVERY

May 28, 2010

Stephen Gardner
Project Manager
Department of Planning
1 Harrison St., S.E., 3rd Floor
Leesburg, Virginia 20177

RE: ZMOD 2008-0010, Ashburn Village Shopping Center Comprehensive Sign Plan

Dear Stephen:

We indicated at the Planning Commission public hearing on April 28th that we were prepared to make several revisions to the sign plan in response to comments received at the Planning Commission briefing and in discussions with the Ashburn Village Community Association (the "Association"). As you know, we have since continued to work with you and the Association in an effort to resolve all remaining concerns.

Enclosed for your review are three copies of the latest version of the sign plan, revised as of May 25th, which has been revised as follows:

1. In-Line Tenant Signs (Exhibit 2B). An in-line tenant may install a second façade sign provided that the storefront is greater than 35 linear feet and the signs are at least 15 feet apart. Signs are not permitted on any back wall that faces Christiana Drive. Please see pages 10, 30 and 31.
2. Endcap Tenant Signs (Exhibit 2C). An endcap tenant may install a second façade sign provided that the storefront is greater than 35 linear feet and the signs are at least 15 feet apart. Signs are not permitted on any back wall that faces Christiana Drive. Please see pages 11, 32 and 33.
3. Second Floor Tenant Signs (Exhibit 2E). The maximum number of tenant signs per building face has been reduced from 4 to 2, with a maximum of 4 such signs overall. Signs are not permitted on the courtyard side. Tenant signs facing Christiana Drive will not be illuminated. Please see pages 12 and 36.
4. Second Story Building Signs (Exhibit 2F). Signs may be externally illuminated only. Please see pages 12 and 38.
5. Freestanding Signs for Restaurants, Tenants, Child Care Centers and Auto Service Stations in Freestanding Buildings (Exhibits 3A, 4A, 5A and 6A). At any one time, no

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more than 2 such freestanding signs may be located within 50 feet of each adjoining public right-of-way. Please see pages 13, 14, 15, 16 and 19.

6. Drive-Through Menus (Exhibit 3B). Total aggregate sign area has been reduced from 150 sq.ft. to 95 sq.ft. Any secondary menu sign is limited to 20 sq.ft. Please see pages 14 and 43.
7. Directional Signs (Exhibit 7B). Such signs have been limited to no more than 4 for freestanding, single-occupant buildings with drive-throughs, and to no more than 2 for freestanding, single-occupant buildings without drive-throughs. The previous designation of these signs as "PD-H Community" signs has been removed. Please see page 16, 53, 54 and 55.
8. Marketing Signs (Exhibit 8A). The number of such signs that may be located along a public right-of-way at any one time has been reduced from 3 to 2. Please see pages 17 and 57.

We believe these revisions address all remaining concerns. Please arrange for this application to be scheduled for the next available Planning Commission work session.

Thank you for your assistance. Please do not hesitate to contact me if you have any questions.

Very truly yours,

Cooley LLP



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cc: Brian Downie, Vice President, Saul Centers, Inc.
Jim Tracy, Manager, Ashburn Village Community Association (w/encl)

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